

Broadmoor BUNGALOW BOOK

"Each one different ♦ Every one a home"

HOMES BUILT IN
AND NEAR OAKLAND
♦ CALIFORNIA ♦
BY J.B. PEPPIN



BROADMOOR BUNGALOW BOOK

A Collection of the Latest and Best Designs

FOURTH EDITION PRICE (POSTPAID) ONE DOLLAR



PUBLISHED BY J. B. PEPPIN
86 CAMBRIDGE AVENUE, BROADMOOR, SAN LEANDRO
ALAMEDA COUNTY, CALIFORNIA

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CENTRE CANADIEN D'ARCHITECTURE

FOREWORD

OWING to the unprecedented demand for my Broadmoor Bungalow Book from all over the country since the close of the World War, I have found it necessary to issue an extra large Fourth Edition, which I believe will meet with the same popular approval of prospective home builders as has characterized my three other editions.

As the cost of material and labor has increased enormously since my former publications, the prices herein quoted are only approximate in this locality at the present time. Being a practical builder, as well as designer, I can assure the public that my plans will not only "work out" according to detail, but, with very few exceptions, have been actually built by the publisher in this vicinity, where they can be seen upon application. The houses shown are all practical, the designs having been selected from among several hundred house plans designed and built by the publisher during the past 12 years, and are strictly up to date, convenience being my principal aim and object in the drawing of all my floor plans.

These plans are not only adapted to the ordinary city lot, but also include many that will appeal to the builders in the suburban and country districts.

Many of these houses have been built several times from the plans and specifications given, and workmen will experience no difficulty in following them.

I desire here to thank the public for their generous patronage of my book and plans in the past, and will assure them that it will be my utmost endeavor to subscribe to their every wish and requirement in the future.

ORDERING PLANS

IF THE PLAN you select is satisfactory without change order by number only. If it is practically what you want, but requires slight changes to meet your requirements, send me a rough sketch of the changes, and I will make the necessary alterations before sending the plan.

Don't forget you are dealing with one who has had a large experience in actual construction as well as in planning work, and that I will gladly advise you on any matters you may put before me.

I wish to call attention to the fact that I am not confined to the sale of the enclosed plans, nor do I limit myself to the sale of drawings now in stock, inasmuch as I am fully prepared to incorporate your ideas in special work. If you wish to order special drawings, I would request that you inform me as to the locality in which you purpose to build, at the same time sending in your data as to the number of rooms and their arrangement, etc. For special plans, preliminary pencil sketches are always sent for criticism and alterations, and tracings are not completed until these sketches are approved.

Where the slightest change is to be made in the enclosed plans, it necessitates a new set of tracings which has to be prepared by an experienced draughtsman. Therefore, it does not make any difference whether it is a slight change or an entirely different design from any shown herein. It takes the same amount of labor to prepare the special drawing.

My plans are very complete and are easily followed by any competent mechanic. They consist of the following: A complete set of blue prints containing foundation, floor plan and elevations, details of kitchen cabinets, built-in features, arches, buffets, etc. Typewritten specifications to supplement the drawings are enclosed to cover the general conditions of the contract, such as excavating, masonry, carpentry, plastering, electrical work, plumbing, painting and other details.

Terms—My business is done strictly on a cash basis. No order will be filled unless accompanied by a remittance. This is an invariable rule, and is very necessary, on account of doing business in so many parts of the country, and is not intended as a reflection on your financial standing.

New plans drawn for \$40.00 and up to fit any lot.

One-story plans, 1 set with specifications, \$10.

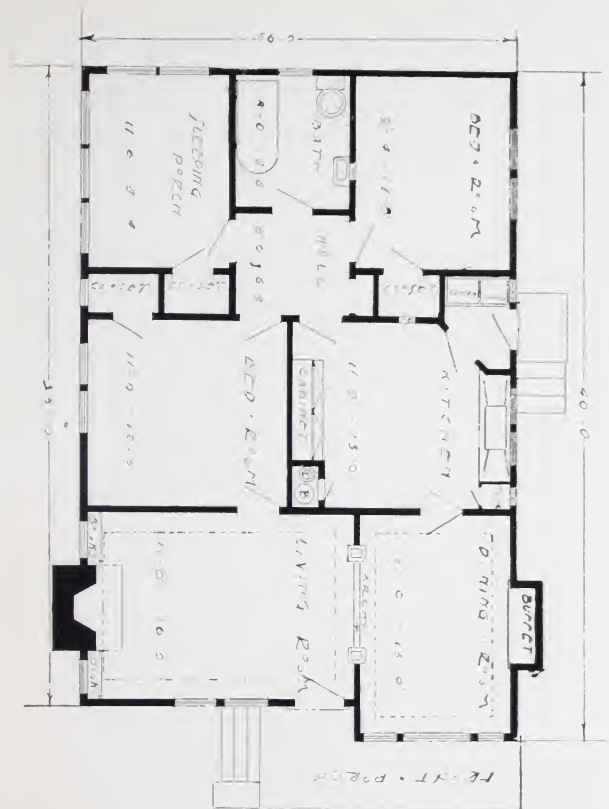
Two-story plans, 1 set with specifications, \$15.

Extra sets of blue prints, \$1.

Changes in plans, \$5 per room.

Lumber lists, \$5.00.

J. B. PEPPIN, 86 Cambridge Ave.,
San Leandro, California



Floor Plan No. 500.



No 500.

FOUNDATION concrete. Sides rustic with shingled roof. Bathroom and bedrooms enameled. Rest of the house stained and varnished. Large kitchen. Oak floors in living room and dining room.

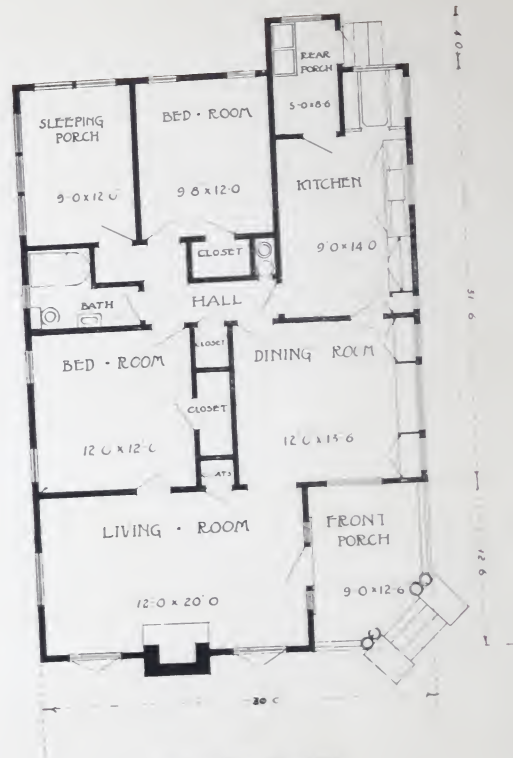
Estimated cost \$4000.00. Plans and specifications \$10.00.



No. 501

FOUNDATION concrete. Side walls cement plaster. Large living room across the front with pressed brick fireplace. Oak floors in living room and dining room. Covered with a shingled roof.

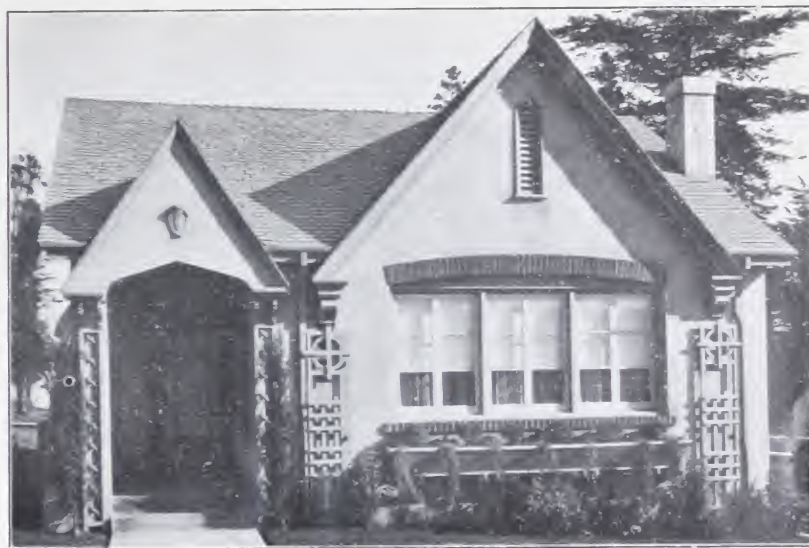
Estimated cost \$4750.00. Plans and specifications \$10.00.



Floor Plan No. 501.



Floor Plan No. 502.



No. 502

FOUNDATION and basement concrete. Exterior walls cement. Pressed brick fireplace and mantel. Oak floors in living and dining rooms. Walls papered. Covered with a shingled roof.

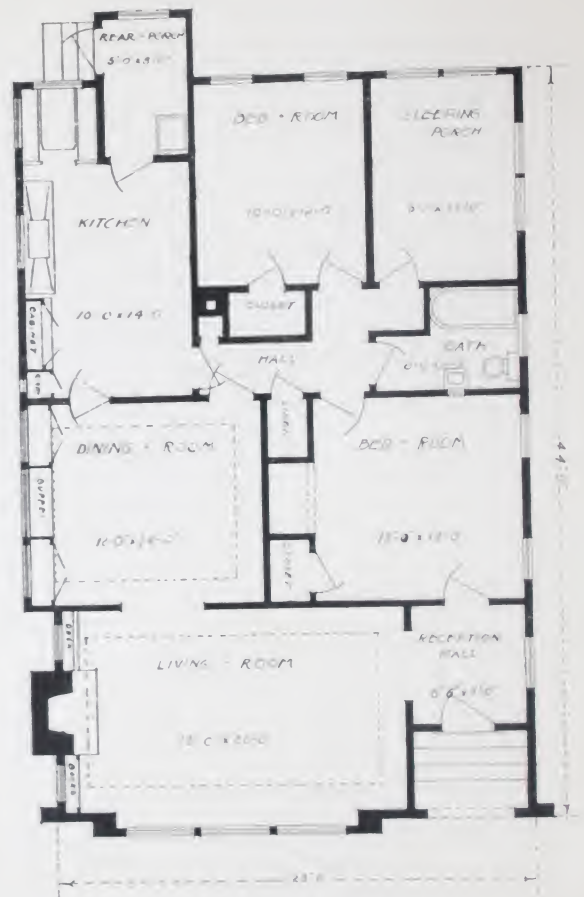
Estimated cost \$4500.00. Plans and specifications \$10.00.



No. 503

FOUNDATION and basement concrete. Chimney brick. Exterior walls cement plaster. Built-in seat and flower boxes. Breakfast room, bath, kitchen and bedrooms enameled. Walls papered, ceilings tinted. Oak floors in living room and dining room. Covered with a shingled roof.

Estimated cost \$3500.00. Plans and specifications \$10.00.



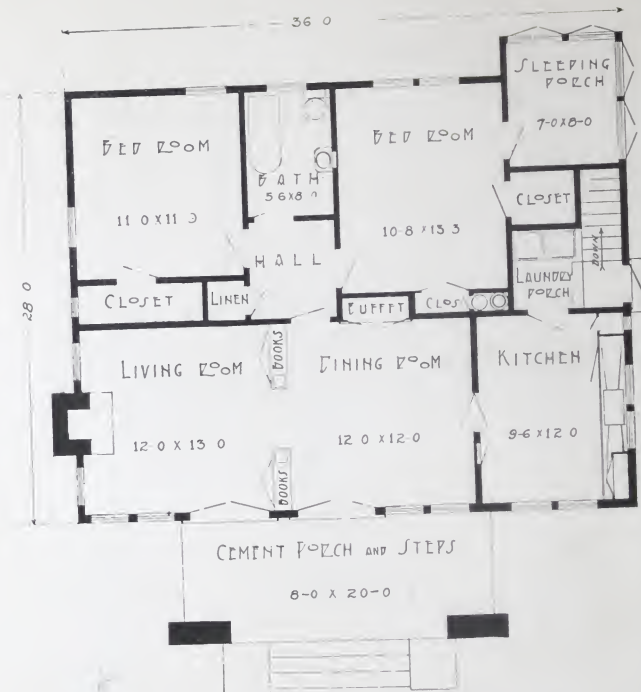
Floor Plan No. 503.



No 407

This house built several times with variations
FOUNDATION and basement concrete. Cement porch and steps
 Exterior walls cement plaster. Mantel pressed brick and tile. Oak floors
 in living and dining rooms. Built in buffet and bookcases. Elm panels
 in dining room. Kitchen, bath and bedrooms enameled. Roof covered
 with cedar shingles.

Estimated cost \$4000.00 Plans and specifications \$10.00



Floor Plan No. 407.

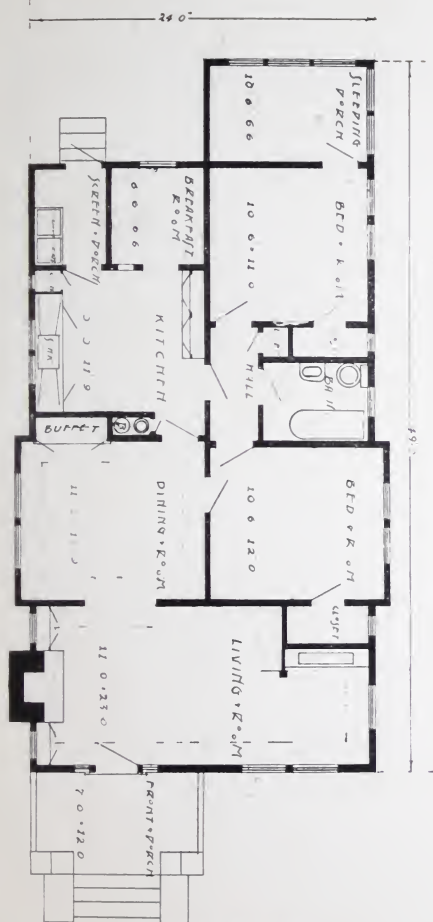


No. 408.

This house built several times with variations

FOUNDATION and basement cement Floors pine, scraped, waxed and polished Mantel pressed brick Large dining room Built-in side-board and bookcases Elm paneling in dining room Roof covered with cedar shingles

Estimated cost \$4000 00 Plans and specifications \$10 00



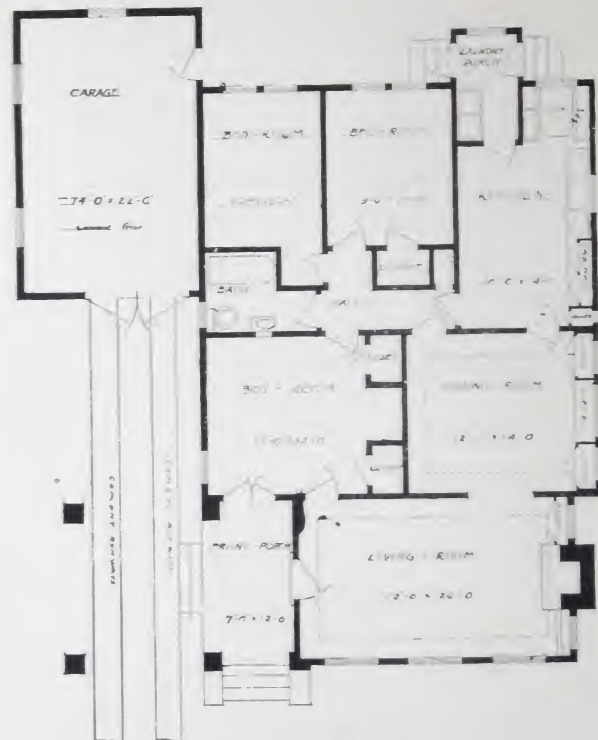
Floor Plan No. 408.



No 505

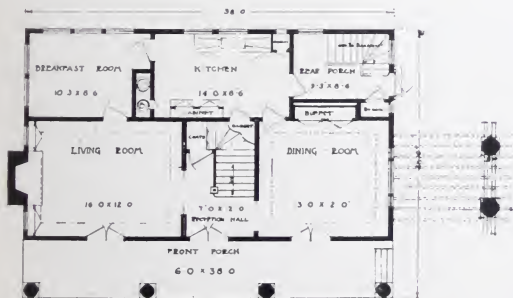
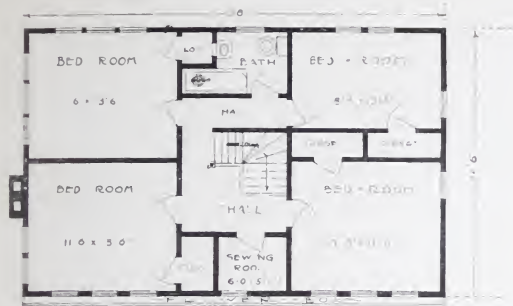
FOUNDATION and basement *concrete*. Exterior *cement* plaster, with plastered columns. Brown tile *mantel*. Oak flooring in dining room and living room. High base in dining room. Bedrooms and kitchen enameled.

Estimated cost \$5500. Plans and specifications \$10.00.



Floor Plan No. 505.

Second Floor Plan No. 506.



Floor Plan No. 506.

No. 506.

FOUNDATION concrete. Exterior walls resawed rustic. Tile mantel. Oak floors in living room, dining room and hall. Attractive sun porch. Roof covered with shingles.

Estimated cost \$6500.00. Plans and specifications \$15.00.



No. 442-A.



F. R. CALDWELL
Sales Manager
Broadmoor Office



No. 442-B.

These are known locally as the celebrated "Caldwell" floor plans. Mr. Caldwell, Sales Manager for Breed & Bancroft in their beautiful Broadmoor and Hollywood properties, has in collaboration with Mr. Peppin evolved a plan which has proved perfect from the salesman's point of view. He has sold about thirty of these houses before they were plastered, on the merits of floor plan alone. We have more than a dozen different exteriors, a few of which appear on these pages.



No. 442.

Builders and investors would do well to secure a set of these plans with different exteriors which can be used as a stock plan and yet looks entirely different. Complete set of plans, 8 exteriors and 2 different floor plans as shown, \$50.00. Estimated cost \$4500.00 to \$5500.00, according to construction.



No. 441-A



No. 441 B



No. 441-C.



Note—This is Floor Plan for all four house numbers A, B, etc



No. 441-D

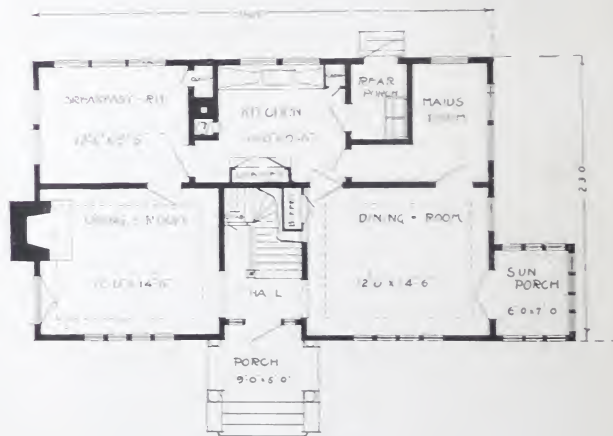
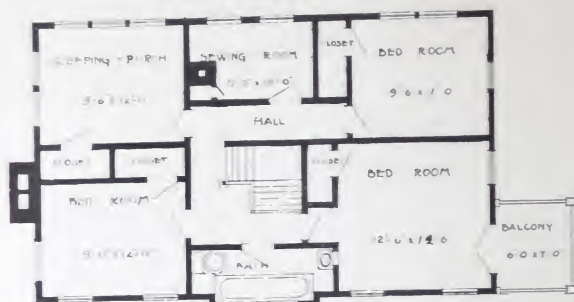


No. 507

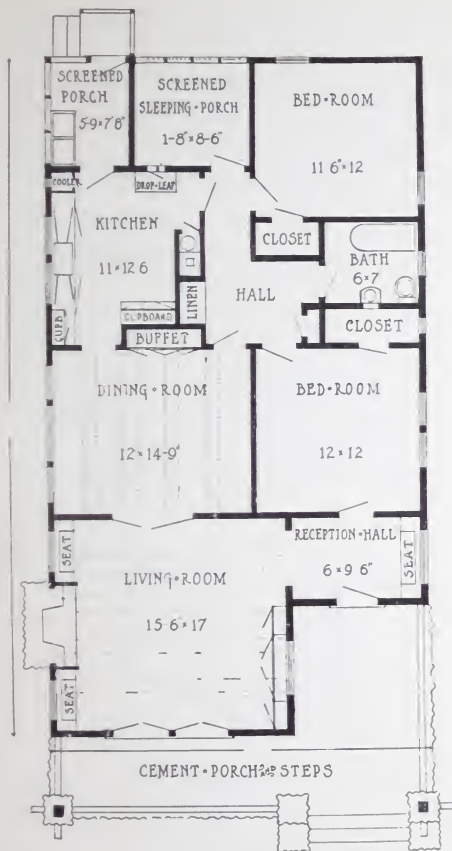
CONCRETE foundation Chimney and buttress brick tile mantel. Exterior walls rustic. Large sun porch with casement windows. Oak floors in living and dining rooms. Plaster panel ceilings. Covered with a shingled roof.

Estimated cost \$6800 Plans and specifications \$15.00

Second Floor Plan No. 507.



Floor Plan No. 507.



Floor Plan No. 82.



No 82.

FOUNDATION brick faced with cobblestones. Basement concrete. Sides cement plaster. Buttresses chimney and columns cobblestones. Built in bookcases, sideboard and window seats. French doors opening on front porch. Oak floors in hall, living room and dining room. Bedrooms and bath enameled in white. Muntel brown tile. Roof covered by Paraffine Paint Co. with Palco guaranteed roofing.

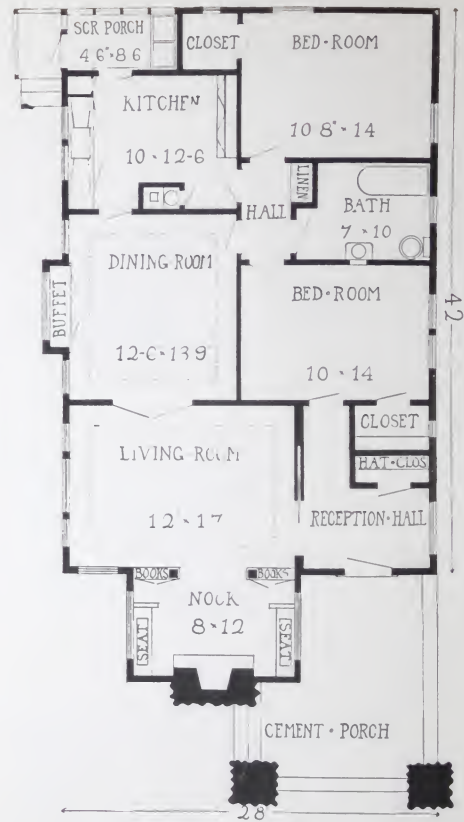
Estimated cost \$3500.00. Plans and specifications \$10.00.



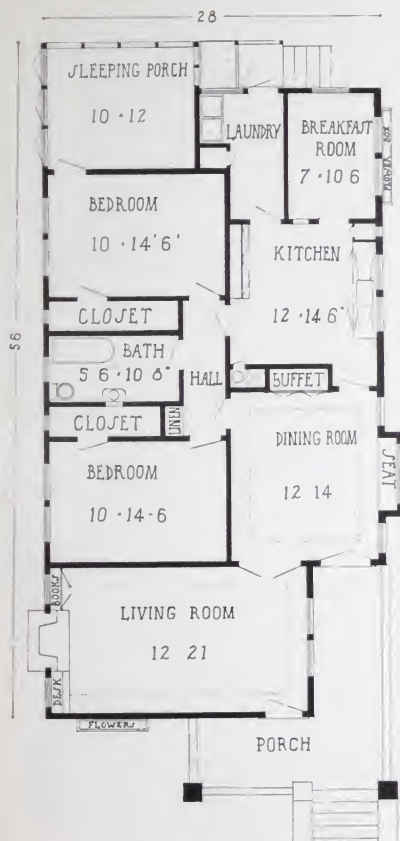
No 83

FOUNDATION concrete Chimney and buttresses cobblestone, combined with brick Porch and steps concrete Muntel pressed brick and tile Den with seats and built-in bookcases inset panel ceilings in living room and dining room, den and hall

Estimated cost \$3300.00 Plans and specifications \$10.00



Floor Plan No. 83.



Floor Plan No. 84.



No 84

FOUNDATION and basement concrete. Chimney columns and buttresses red brick. Exterior walls and roof shingled. Mantel pressed brick and tile. Sleeping porch with casement windows. Oak floors in living room and dining room. Breakfast room in rear. Cove inset plaster panel ceilings in dining room and living room.

Estimated cost \$3400.00. Plans and specifications \$10.00.

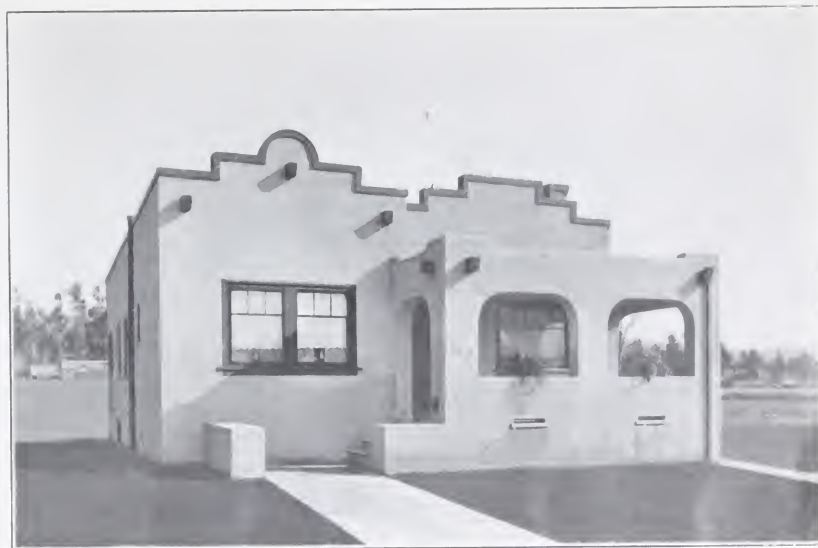
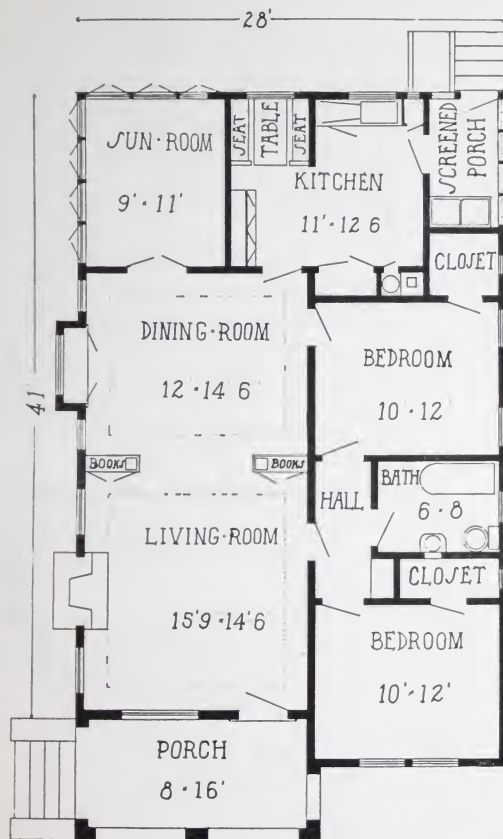


No 210

CONCRETE foundation. Chimney and flower boxes brick. Tile mantel. Exterior walls cement plaster on wire. Large sun porch with casement windows. Oak floors in living and dining rooms. Plaster panel ceilings. Roof covered by Paraffine Paint Co. with Pabco guaranteed roofing. Estimated cost \$3200.00. Plans and specifications \$10.00.



Floor Plan No. 210



No. 86.

FOUNDATION and basement concrete. Exterior walls cement plaster. Oak floors in living room and dining room. Large sun porch off dining room and cozy breakfast nook off kitchen. Plaster panel ceilings. Bedrooms and bath white enameled. Rest of woodwork stained and waxed or varnished. Roof covered by Parafine Paint Co. with Fabco guaranteed roofing.

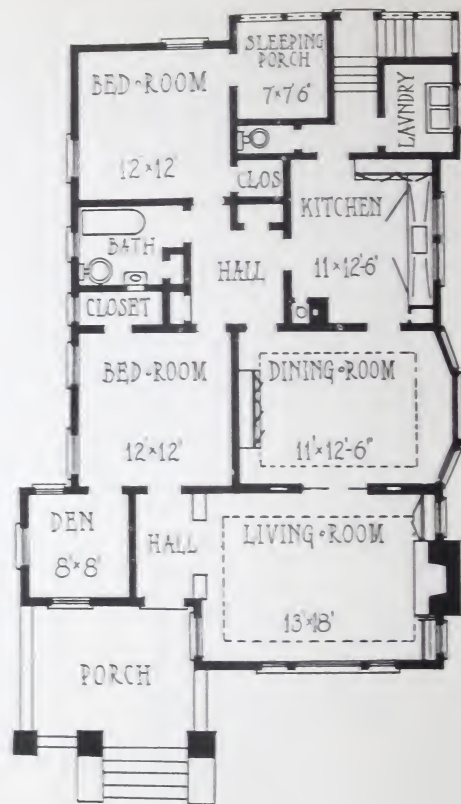
Estimated cost \$3400.00 Plans and specifications \$10.00



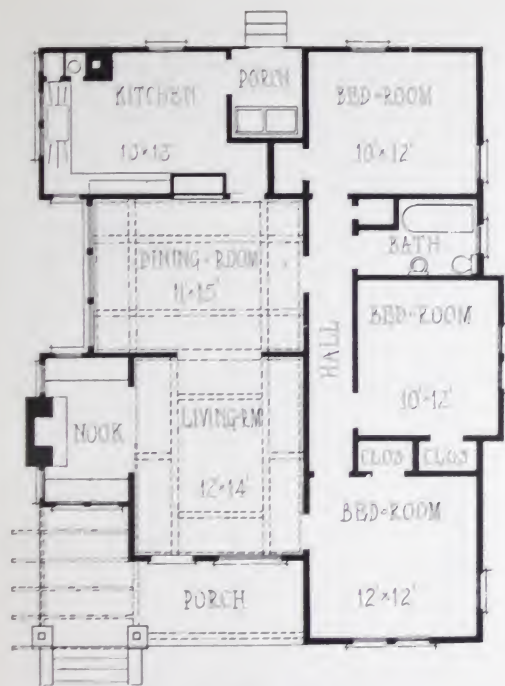
No. 87.

FOUNDATION and basement concrete. Exterior walls cement plaster. Shingled roof. Sleeping porch and enclosed laundry. Tile and brick mantel. Inset panel ceilings. Oak floors in living room and dining room. Built-in features.

Estimated cost \$3,500.00. Plans and specifications \$10.00.



Floor Plan No. 87.



Floor Plan No. 88.



No. 88.

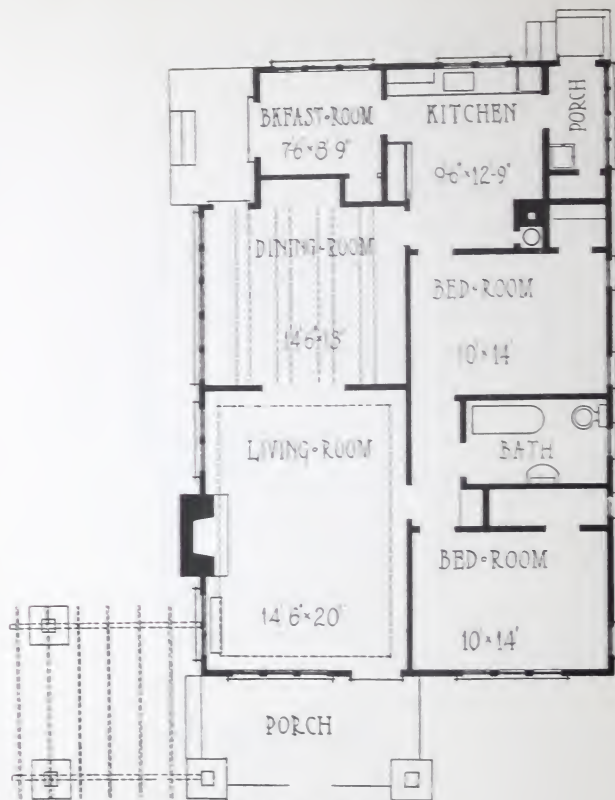
FOUNDATION concrete. Resawed rustic sides with shingled roof. Chimney and columns klinker brick. Oak floors and beam ceilings in living room and dining room. Pine panels in dining room. Inglenook in living room, with built-in seats.

Estimated cost \$2900.00. Plans and specifications \$10.00.

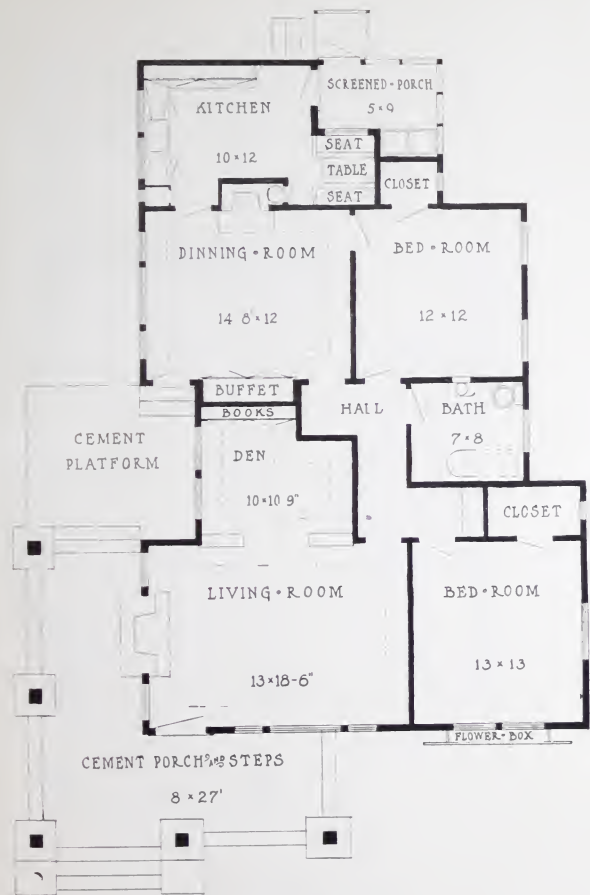


No. 89

FOUNDATION and basement concrete. Exterior walls cement plaster with cement front porch and steps. Oak floors in living and dining rooms. Breakfast room off kitchen. Cove paneled ceilings in living and dining rooms. Roof covered by Paradise Paint Co. with Pabco guaranteed roofing. Estimated cost \$3500.00. Plans and specifications \$10.00.



Floor Plan No. 89.



No. 90.

CONCRETE foundation. Porch steps and rear platform cement. Klinker brick columns and buttresses. Exterior walls resawed rustic. Oak floors in living room, den and dining room. Cozy breakfast nook in kitchen. Pine and elm finish. Tile mantel.

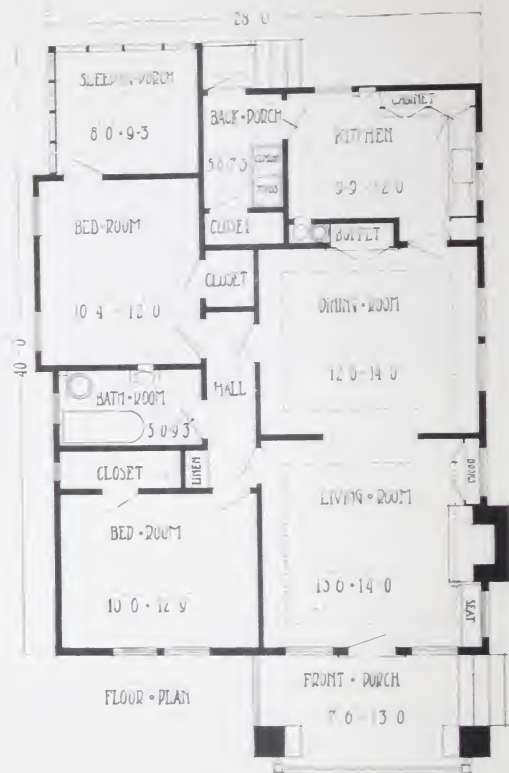
Estimated cost \$3500.00. Plans and specifications \$10.00.



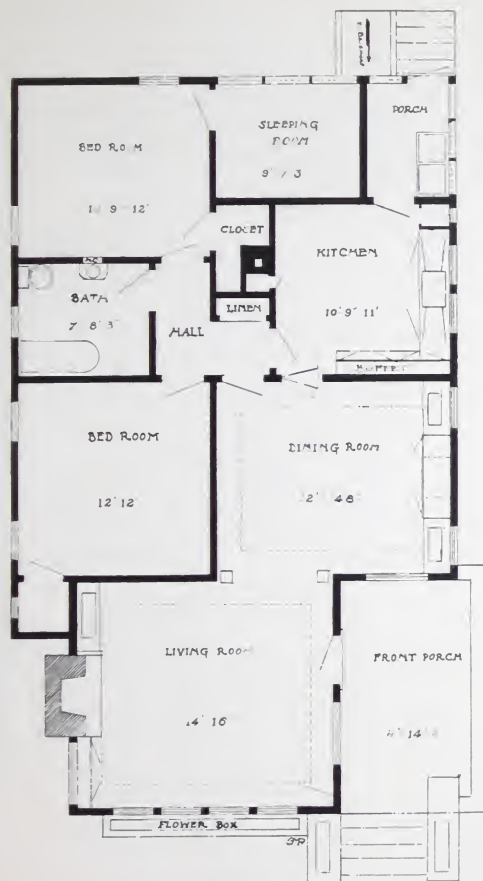
No. 231

FOUNDATION concrete. Porch and steps cement. Exterior cement plaster on double dipped wire. Tile mantel. Oak floors in dining room and living room. Built in bookcases and seats. Elm paneling in dining room. Enamelled bedrooms and screened sleeping porch.

Estimated cost \$3000.00. Plans and specifications \$10.00



Floor Plan No. 231.



Floor Plan No. 92



No. 92

CONCRETE foundation and basement. Brick flower boxes. Side walls cement plaster. Pine floors scraped and polished. Tile and pressed brick mantel. Plaster panel ceilings in living and dining rooms. Elm panels in dining room. Built in bookcases and sideboard. Roof covered by Parafine Paint Co. with Pacbo guaranteed roofing.

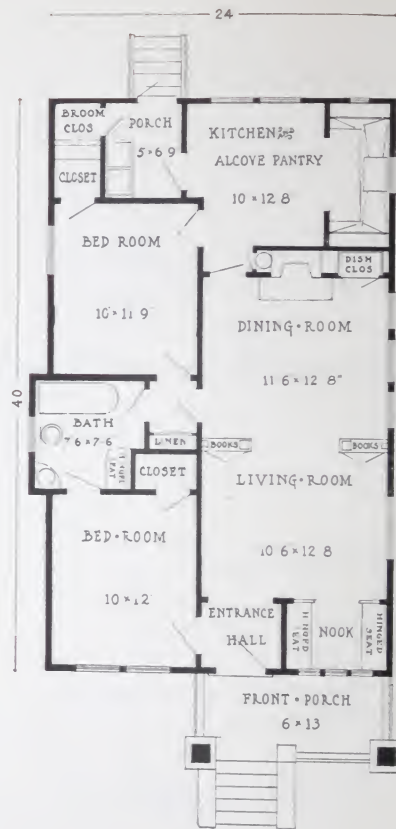
Estimated cost \$2700.00. Plans and specifications \$10.00.



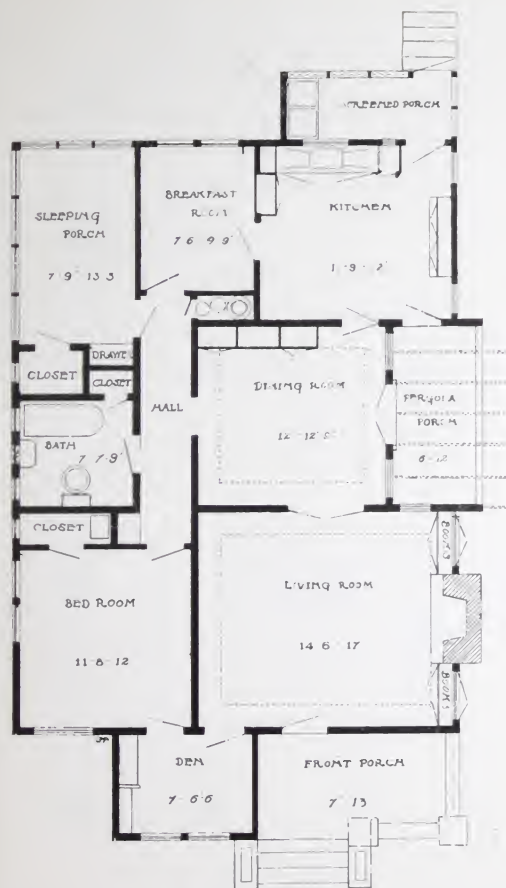
No. 93.

FOUNDATION concrete. Sides and roof shingled. Oak floors in living room and dining room. Alcove pantry an attractive feature. Built-in seats and bookcases. Extreme width 24 ft.

Estimated cost \$2700.00. Plans and specifications \$10.00.



Floor Plan No. 93.



Floor Plan No. 94.



No. 94

FOUNDATION and basement concrete. Exterior walls shingled. Shingled roof. Large living room with high panel base, oak floor and large stone fireplace. Elm panel dining room with oak floor. Plenty windows throughout. Finely papered walls. Klinker brick chimney and buttress.

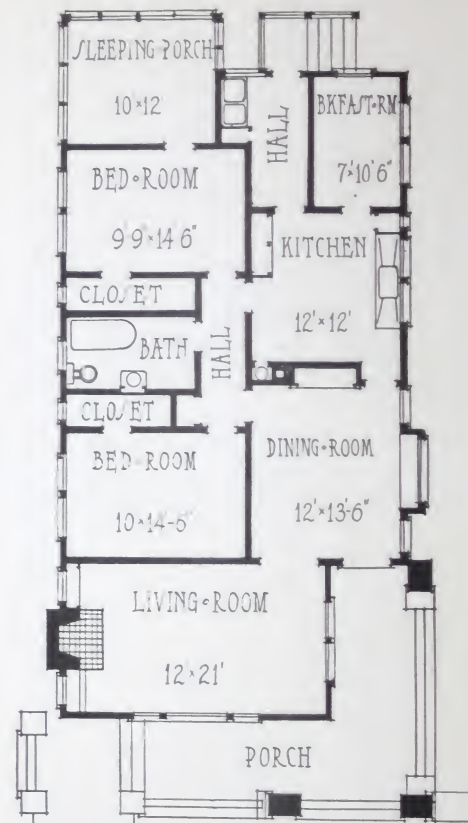
Estimated cost \$3500.00 Plans and specifications \$10.00.



No 95

CONCRETE foundation Columns brick veneer plastered Cement porch and steps Exterior walls cement plaster Interior finish pine with oak floors in living and dining rooms Elm panels in dining and breakfast rooms Side walls in principal rooms papered Large front porch Roof covered by Paraffine Paint Co with Pabco guaranteed roofing

Estimated cost \$3600.00 Plans and specifications \$10.00



Floor Plan No. 95.



Floor Plan No. 96.



No. 96.

FOUNDATION concrete. Brick flower boxes. Exterior walls cement plaster. Living room and dining room gum panels and oak flooring. Walls papered. Living room has sun from three sides. Roof covered by Paraffine Paint Co. with Pabco guaranteed roofing.

Estimated cost \$3300.00. Plans and specifications \$10.00.

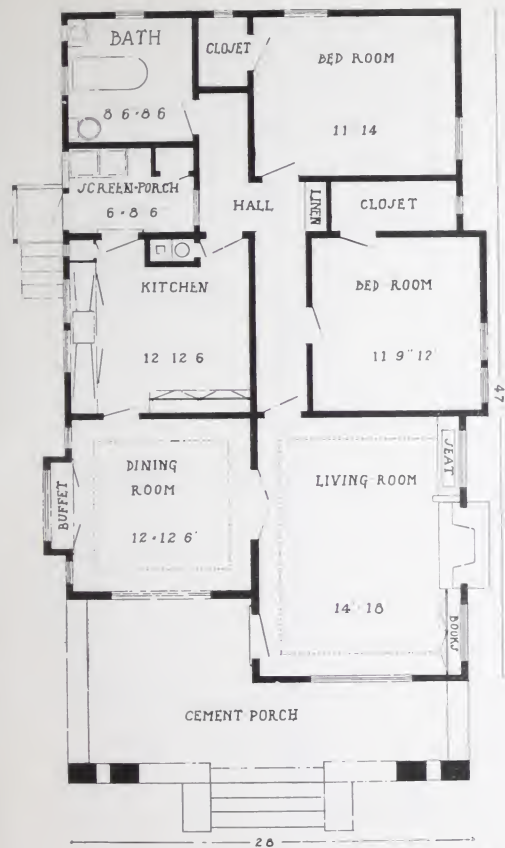


No. 97.

FOUNDATION and basement concrete. Large front porch and steps cement. Exterior walls cement plaster. Interior is rendered very convenient by the use of three wall beds. Interior walls papered. Outside walls painted a soft gray. Plate glass in front windows. Mantel cut stone. Roof covered by Paraffine Paint Co. with Pabco guaranteed roofing. Estimated cost \$4500.00. Plans and specifications \$10.00.



Floor Plan No. 97.



Floor Plan No. 98.



No. 98.

FOUNDATION concrete, with cement porch and steps. Exterior walls cement plaster. Pine finish throughout. Oak floors in living and dining rooms. Front windows plate glass. Elm panels in dining room. Large front porch.

Estimated cost \$3700.00. Plans and specifications \$10.00.



No. 228.

FOUNDATION concrete. Exterior walls shakes and cement plaster. Brick flower boxes. Oak floors in living and dining rooms. Elm panels in dining room. Bedrooms, kitchen and bath enameled. Sleeping porch and attractive breakfast nook. Inclosed laundry.

Estimated cost \$3500.00 Plans and specifications \$10.00



Floor Plan No. 228.



Floor Plan No. 216.



No. 216.

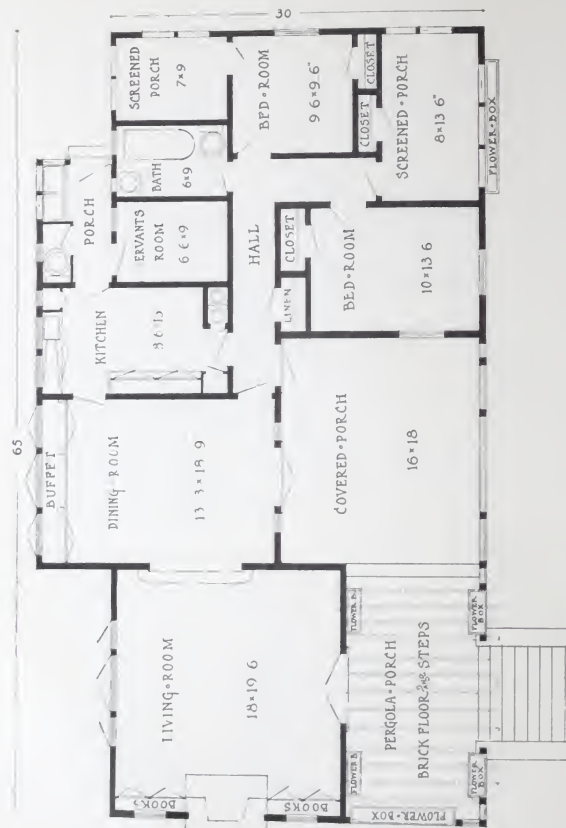
FOUNDATION concrete Cement porch and steps Exterior walls cement plaster Living and dining rooms red gum finish with oak floors Pressed brick mantel Large sleeping porch Breakfast nook in kitchen Estimated cost \$3300 00 Plans and specifications \$10 00



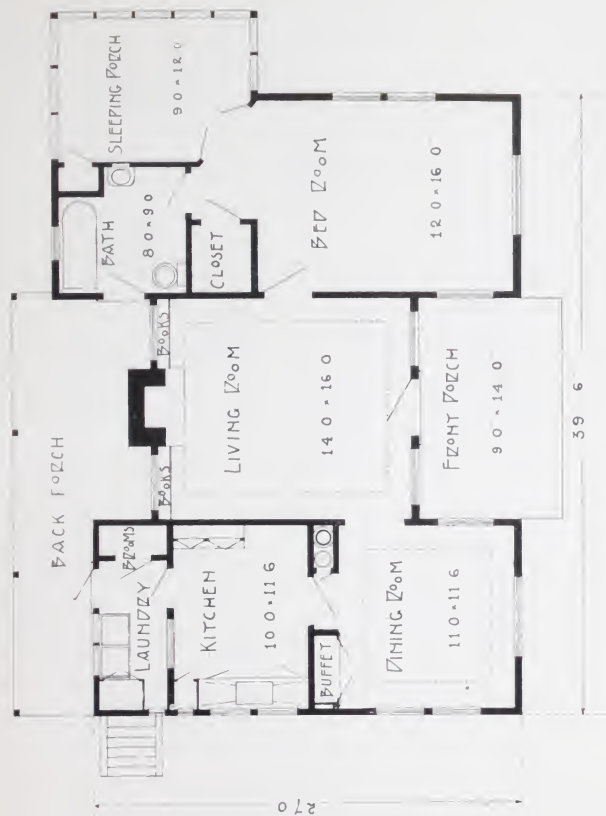
No 91

FOUNDATION and basement concrete with red brick veneer up to water table. Buttresses, chimney, porches and steps red brick. Sides cement plaster. Oak floors in living room and dining room. Redwood finish waxed in living room and dining room. Large porches and flower boxes. Attractive features. Fine plan for country or club house. Roof covered with Pabco guaranteed roofing.

Estimated cost \$4600.00. Plans and specifications \$10.00.



Floor Plan No. 91.



Floor Plan No. 220.



No. 220

FOUNDATION and basement concrete. Exterior walls, resurfaced rustic. Large living room with large screened porch in rear. Screened sleeping porch. Polished pine floors. High elm paneling in living and dining rooms. Rock mantel.

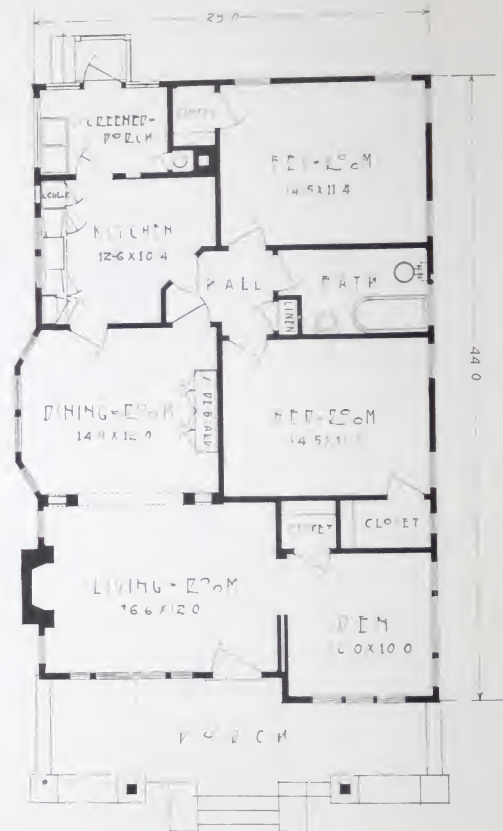
Estimated cost \$2500.00. Plans and specifications \$10.00.



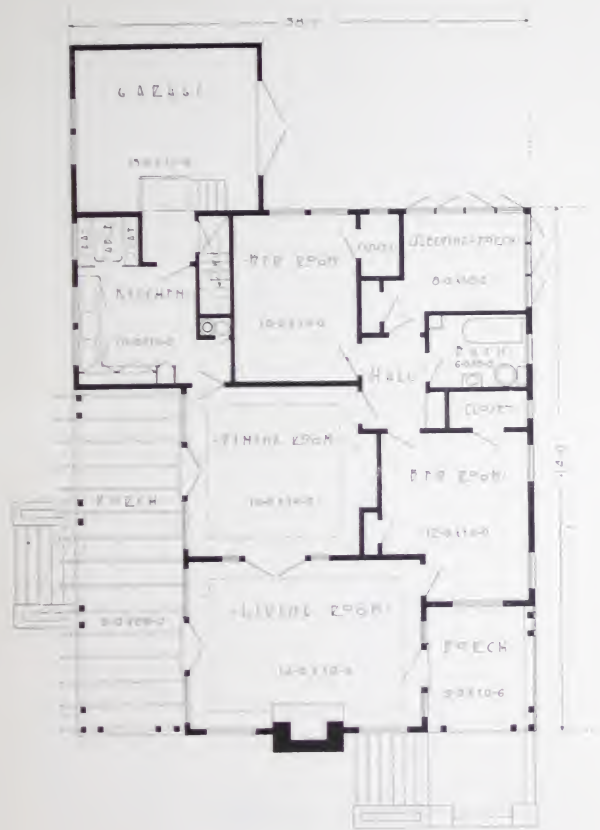
No. 234.

FOUNDATION concrete Exterior walls cement plaster Cement columns and buttresses Oak floors in living and dining rooms and den Elm panels in dining room Bedrooms and bath white enamel Large front porch

Estimated cost \$3650.00 Plans and specifications \$10.00



Floor Plan No. 234.



Floor Plan No 232



No 232

A PLEASING country home. Concrete basement containing furnace, laundry, and servants' quarters. Exterior walls and roof shingled. Columns cement plaster. Brick and stone chimney and flower boxes. Interior finish enamel. Oak floors and artistic wall paper. Stone mantel. Large pergola porch.

Estimated cost \$3900.00. Plans and specifications \$10.00



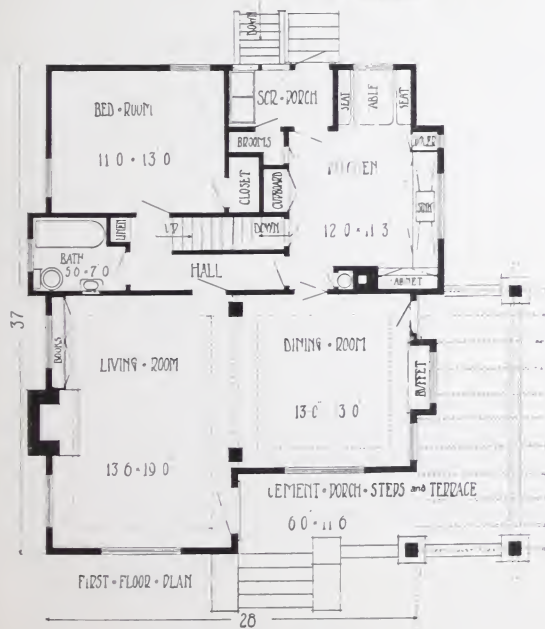
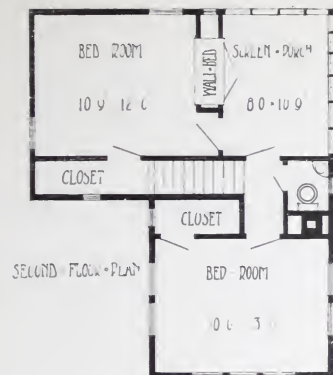
No. 233.

A FINE country or suburban home of convenient interior arrangement. Concrete basement contains furnace, laundry, servants' quarters and garage. Large living room opening into conservatory or sun room. All bedrooms have open air sleeping porches. Interior finished in enamel. Exterior walls redwood shakes and cement plaster. A fine design for a woodland setting.

Estimated cost \$4000.00. Plans and specifications \$10.00.



Floor Plan No. 233.



Floor Plan No. 201.



No. 201

FOUNDATIONS and basement concrete. Cement porch and steps. Klinker brick columns and chimney. Exterior walls redwood shales. Oak floors in living and dining rooms. Elm panels and high panel base in dining and living rooms. All inside walls neatly papered. Large front plate glass windows. Tile mantel and built in bookcases. All sash and windows Dean reversible. Sleeping porch with Rip Van Winkle wall bed. Estimated cost \$4500.00. Plans and specifications \$10.00.



No. 202

FOUNDATION and basement concrete, with cement porch and steps. Brick chimney, columns and buttresses, plastered. Exterior cedar shingles and cement. Living and dining rooms finished in red gum, with oak floors. Large buffet. Large plate glass windows. Mantel of tile and pressed brick. Walls finely papered and upstairs enameled.

Estimated cost \$4,000.00. Plans and specifications \$10.00.

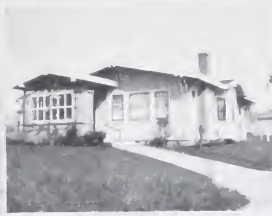




235



211



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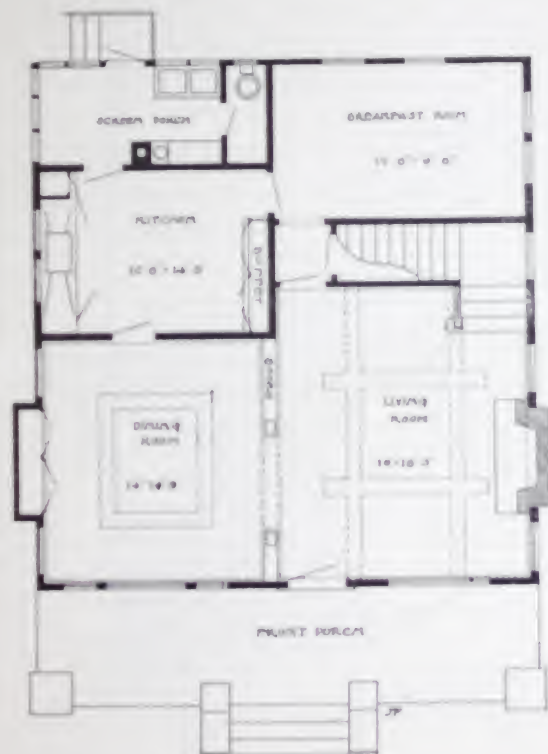
Some Attractive Oakland Bungalows



No. 99

FOUNDATION and basement concrete. Cement porch and steps. Exterior walls resawed rustic. Interior finish pine with oak floors in living room and dining room. Plate glass in front.

Estimated cost \$3600.00. Plans and specifications \$10.00.

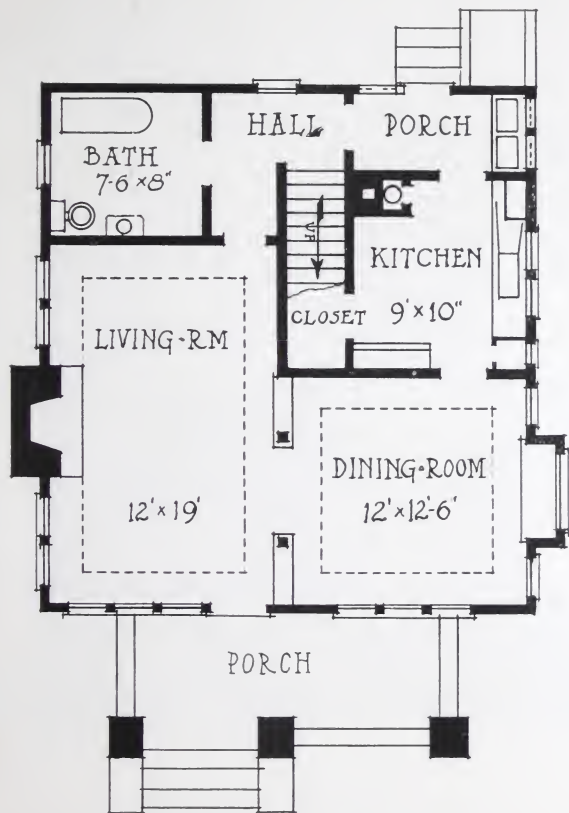




No. 101.

CONCRETE foundation and basement. Red pressed brick columns and chimney. Exterior walls, cement plaster. Oak floors in living and dining rooms. Pine finish, stained, waxed or painted. Elm panels in dining room. Roof covered with *Palmer* guaranteed roofing.

Estimated cost \$3200.00. Plans and specifications \$10.00.



First Floor Plan No. 101



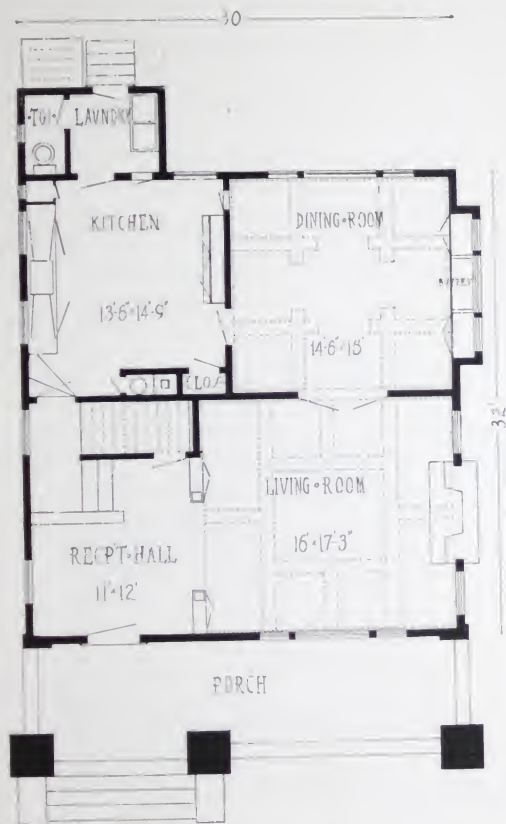
Second Floor Plan No. 101



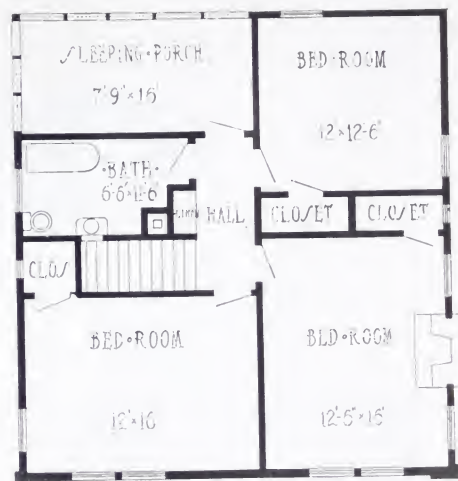
No 104

FOUNDATION and basement concrete. Exterior walls cement plaster. Cement porch, steps and basement floor. Oak floor, beamed ceilings and elm paneling in living and dining rooms. Brown tile mantel in living room and white tile mantel in den upstairs. Enameled and papered bedrooms, bathroom and kitchen. Rest of interior finish pine, stained and waxed. Large sleeping porch.

Estimated cost \$5100.00 Plans and specifications \$10.00



First Floor Plan No. 104



Second Floor Plan No. 104



No. 105.

FOUNDATION and basement concrete. Porch steps and basement floor cement. Exterior walls cement plaster. Oak floors and elm panels in living and dining rooms. Rest of finish pine. White enameled bedrooms, bath and kitchen. One open and one enclosed sleeping porch on second floor. Tile mantel and built-in seat and bookcases.

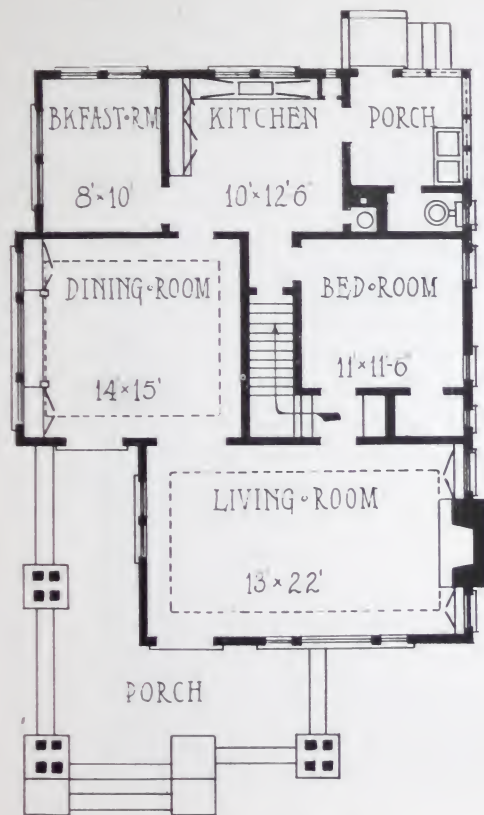
Estimated cost \$4500.00 Plans and specifications \$10.00



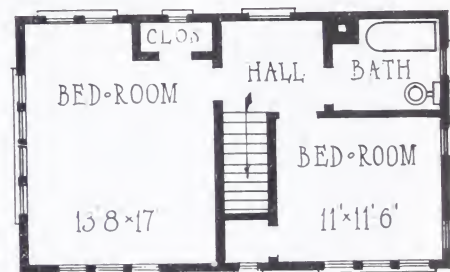
No. 106

FOUNDATION and basement concrete with cement porch, steps and basement floor. Exterior walls cement plaster. Crushed brick roof. Brick columns and chimney. Oil floors in living and dining rooms. Elm panel base in living room and dining room, paneled with elm. Large dining room buffet. Also convenient breakfast room. Tile mantel. Roof covered by The Paraffine Paint Company with its Reinforced Malthoid Roofing.

Estimated cost \$4750.00 Plans and specifications \$10.00



First Floor Plan No. 106

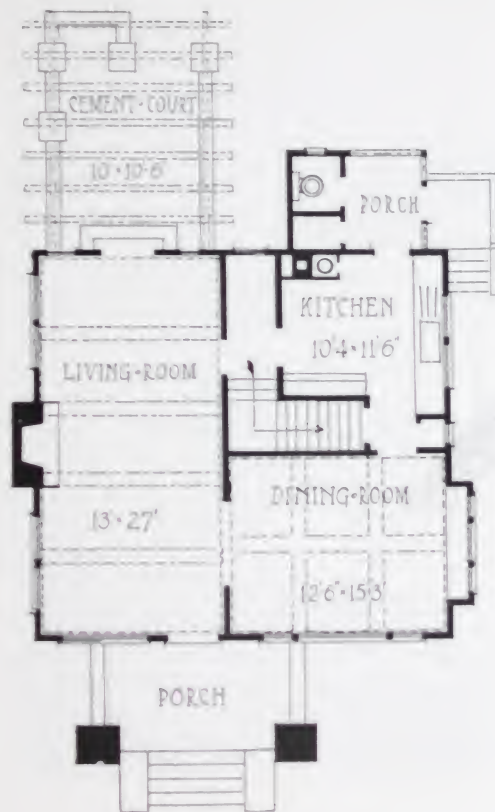


Second Floor Plan No. 106



No. 107.

CONCRETE foundation and basement. Cement porches and steps. Exterior walls cement plaster. Front windows plate glass. Large living room with oak floor opening out on cement court in rear. Elm panels and oak floor in dining room. Large screened sleeping porch upstairs. Roof covered with Pabco guaranteed roofing. Estimated cost \$4900.00. Plans and specifications \$10.00.



First Floor Plan No. 107.

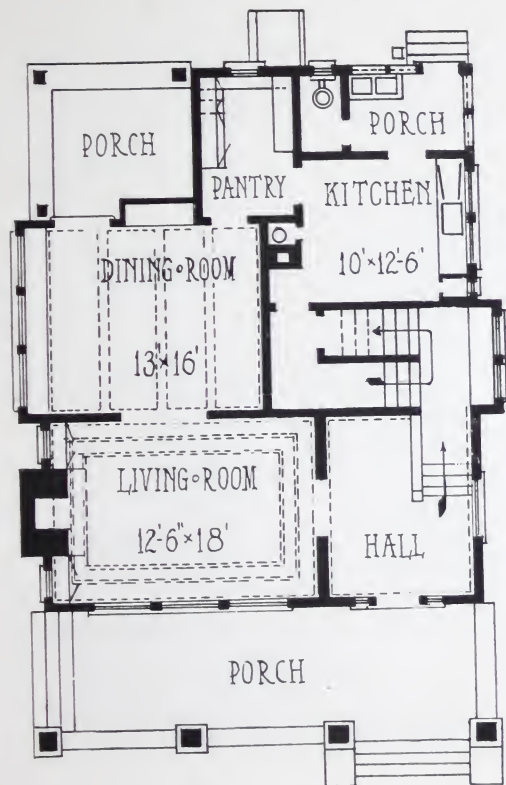


Second Floor Plan No. 107.

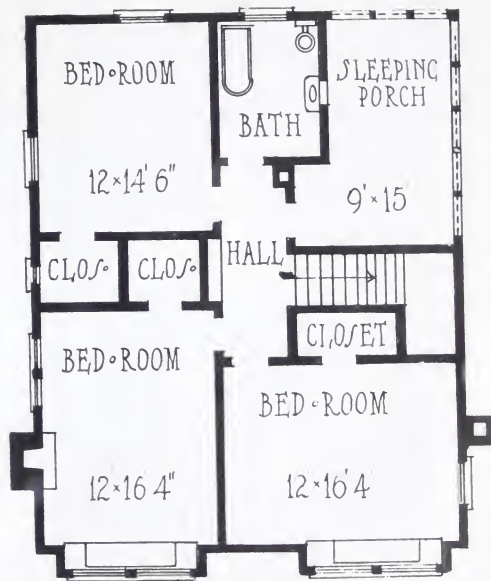


No 108.

FOUNDATION and basement concrete. Porch, steps and basement floors cement. Exterior walls shingles. Cement plaster columns and buttresses. Tile mantels. Beam ceilings. oak floors and elm paneling in living and dining rooms. Convenient rear entrance to stair landing. Sun porch off dining room. Large sleeping porch. Estimated cost \$4800.00. Plans and specifications \$10.00.



First Floor Plan No. 108



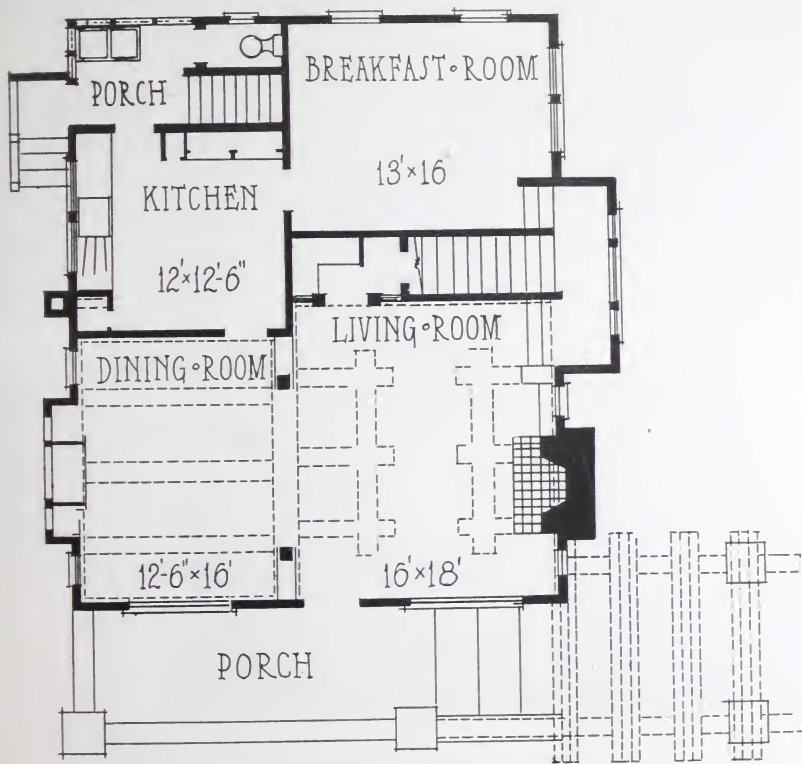
Second Floor Plan No. 108



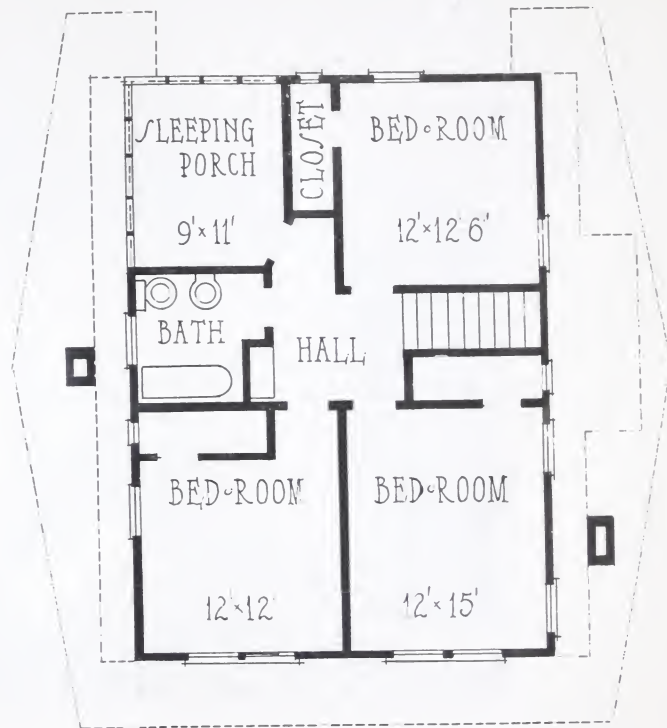
No 109

FOUNDATION and basement concrete. Cement porch steps and basement floor. Oak, pine and elm finish in living and dining rooms. Beam ceilings. Front windows plate glass. Front bedrooms each have lavatory or closets. Large den or breakfast room. Sleeping porch. Roof covered with Pacco guaranteed roofing.

Estimated cost \$5800.00. Plans and specifications \$10.00.



First Floor Plan No. 109

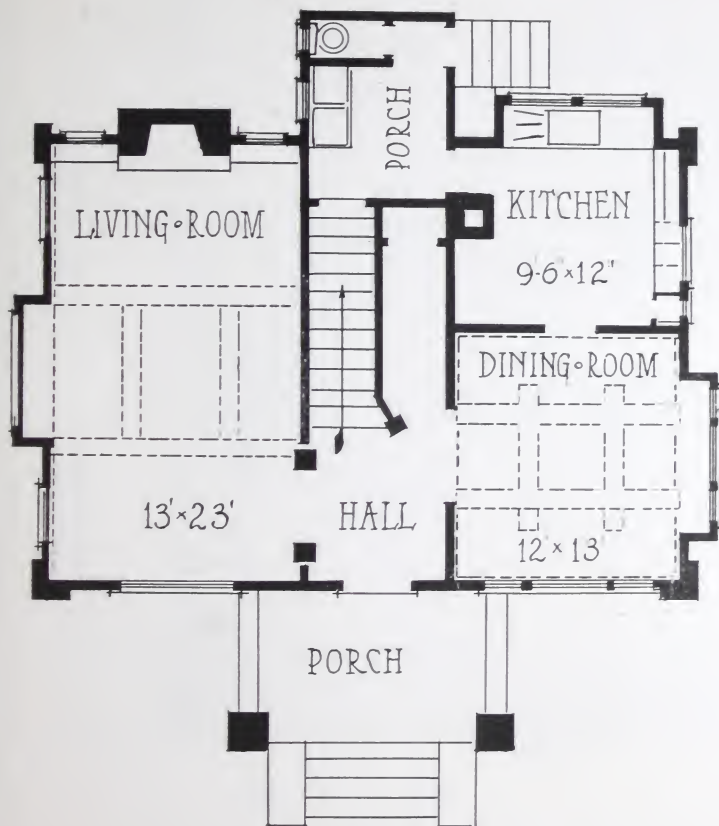


Second Floor Plan No. 109

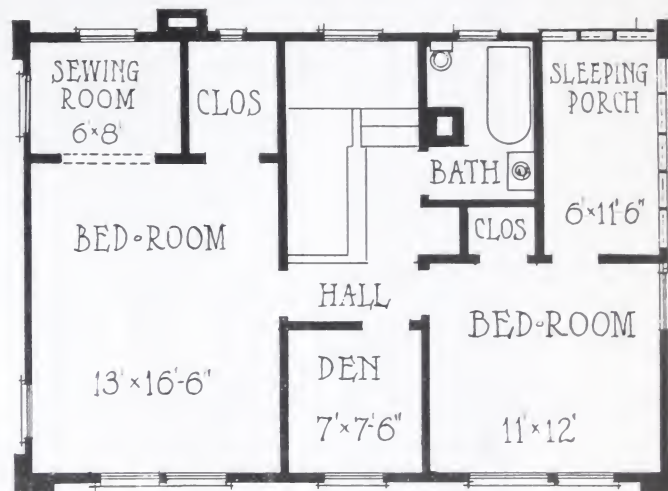


No. 110

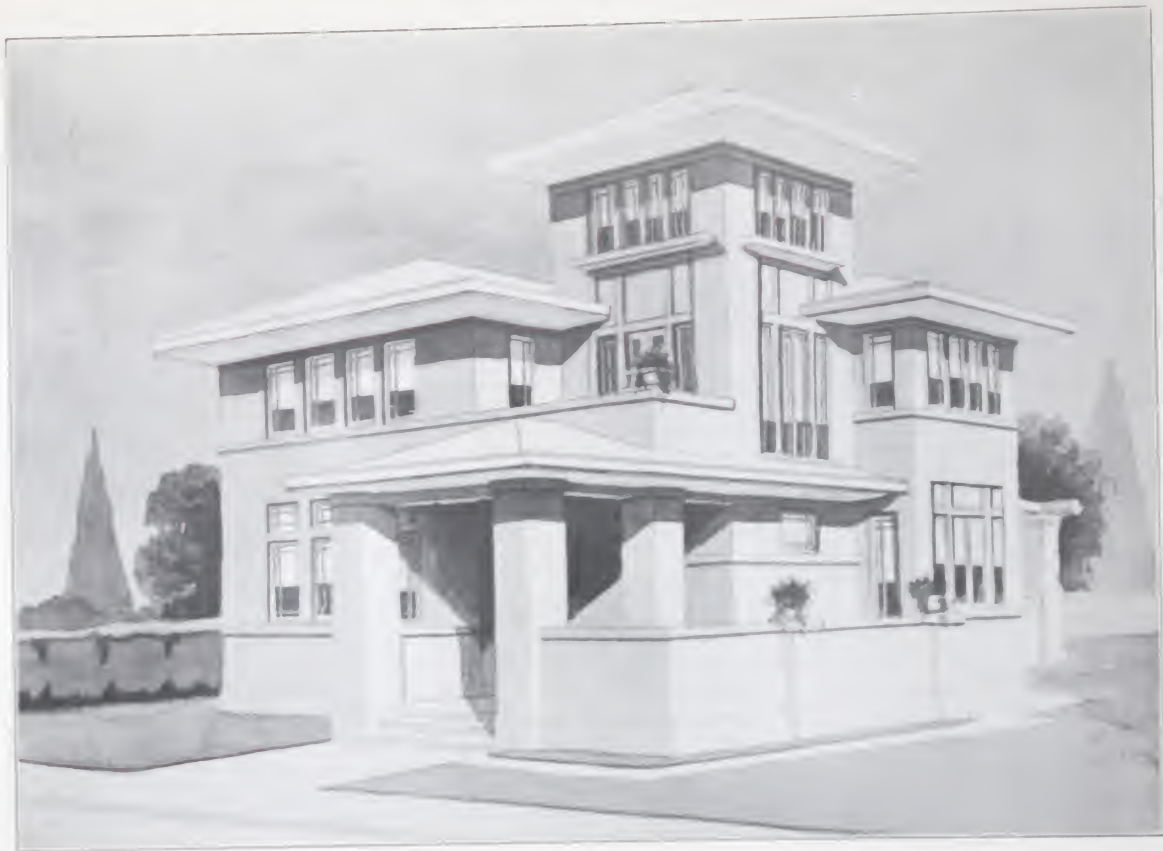
FOUNDATION and basement concrete. Porch steps and basement floor concrete. Exterior walls cement plaster. Large living room 13x23 with fireplace in end. Brown tile mantel. Buffet kitchen and laundry on porch. Hot water heater in basement. Large sleeping porch. Tile floor in bathroom. Oak floors in living room, hall and dining room. Cove inset plaster panel ceilings. Roof covered with Pabco guaranteed roofing. Estimated cost \$4400.00. Plans and specifications \$10.00.



First Floor Plan No. 110



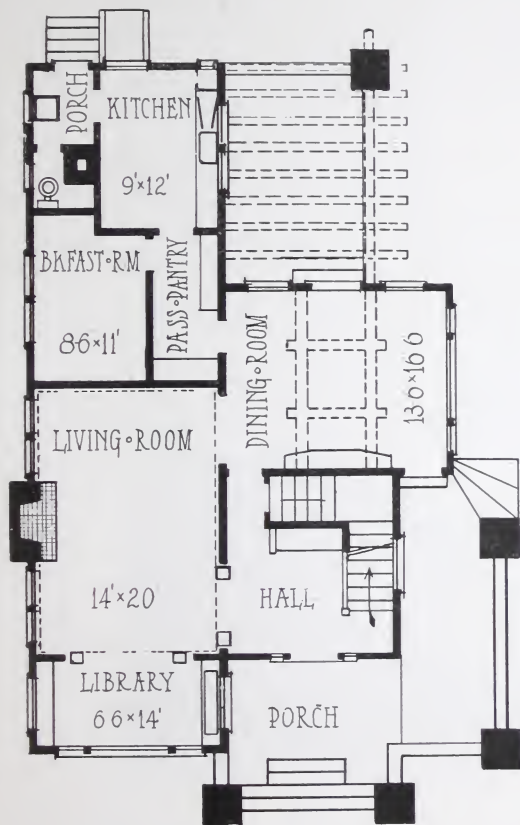
Second Floor Plan No. 110



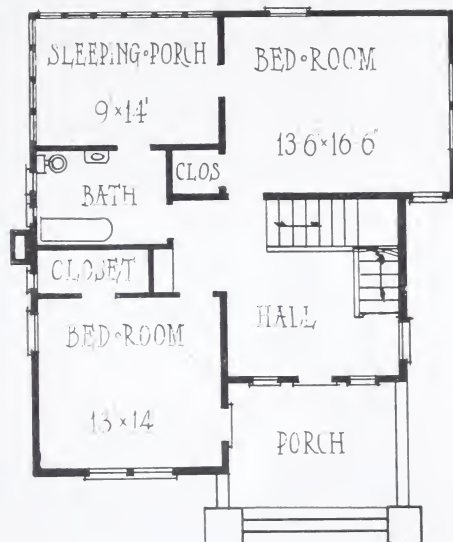
No. 115.

FOUNDATION and basement concrete. Exterior walls cement plaster. Porches, steps and basement floor cement. Oak floors in hall, living and dining rooms. Elm panels in dining room and high panel base in hall and living room. Convenient breakfast room with pass pantry. Tower can be utilized for sleeping porch. Cozy cement pergola porch off dining room. This plan well adapted for corner lot.

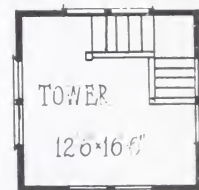
Estimated cost \$7500.00. Plans and specifications \$15.00



First Floor Plan No 115.



Second Floor Plan No. 115

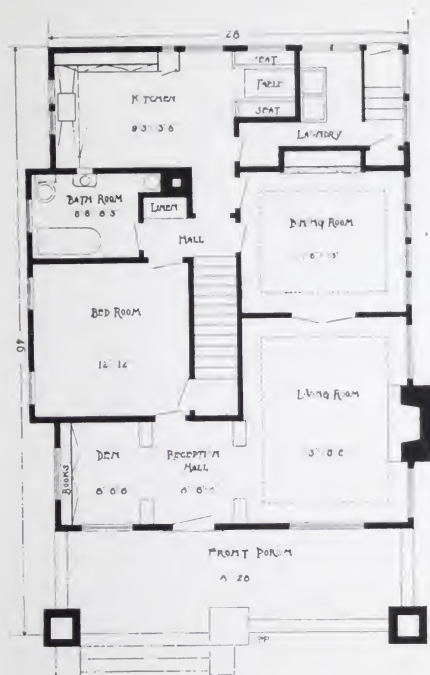




No. 116.

FOUNDATION concrete Sides shingled Oak floors in living room, dining room and den High elm panel in dining room, and high dado base in living room and hall Walls papered and woodwork stained gray Outside walls a soft gray stain Roof covered with Pabco guaranteed roofing

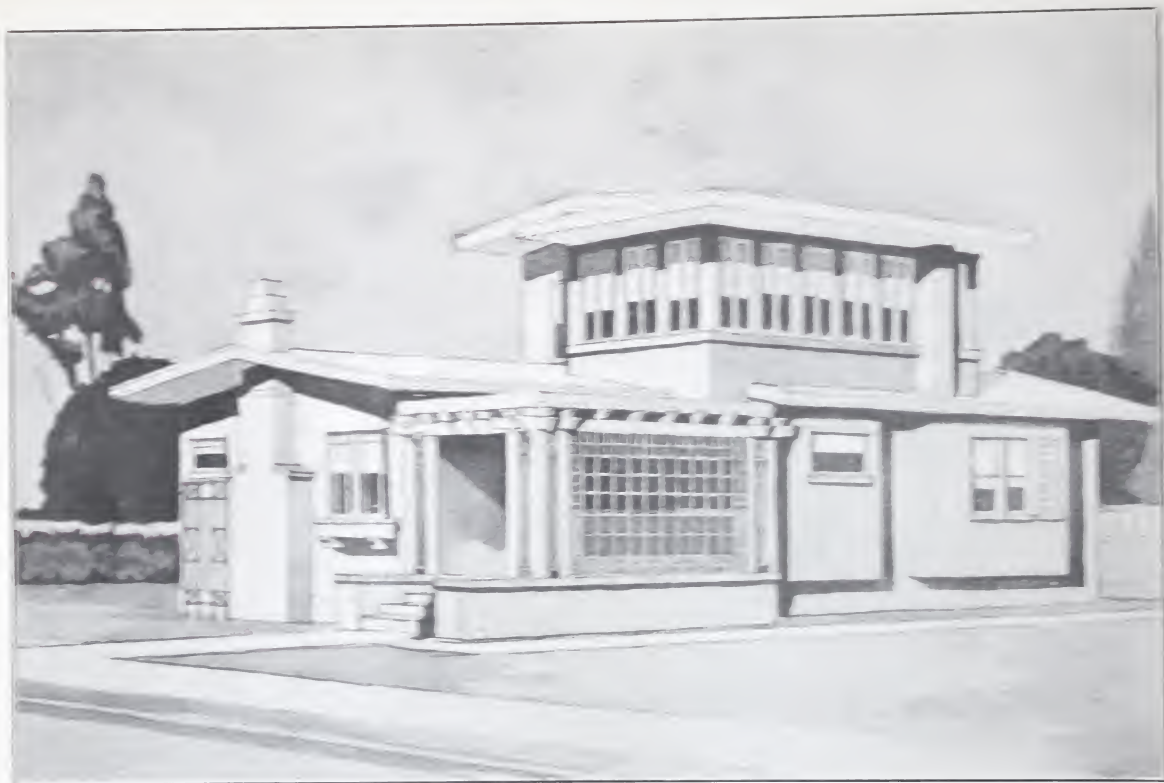
Estimated cost \$3500.00 Plans and specifications \$10.00



First Floor Plan No. 116



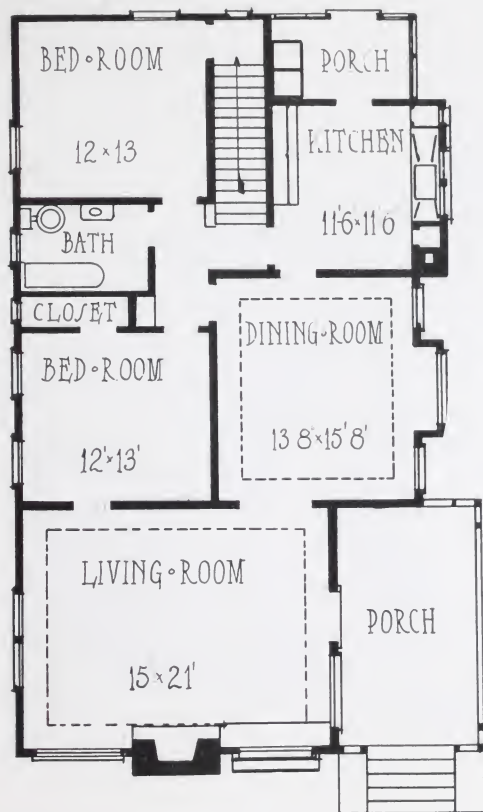
Second Floor Plan No. 116



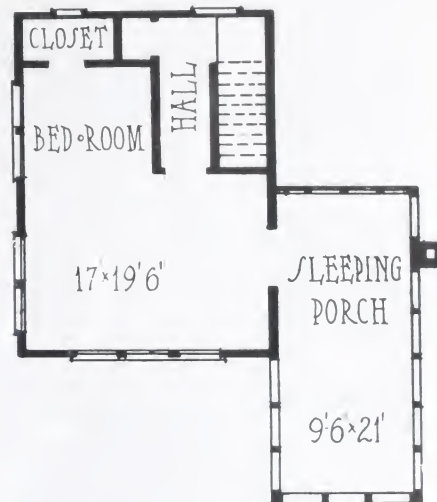
No. 317.

FURNISHINGS and basement concrete. Cement steps, porch and basement floor. Battresses and porch roofed with red brick. Traffic wood and flower boxes. Oak floors and also paneling in living and dining rooms. Interior solid pine, natural, stained, waxed and varnished. Large enclosed sleeping porch upstairs. Pressed brick and tile mantel. Exterior walls, cement plaster.

Estimated cost \$4000.00. Plans and specifications \$50.00.



First Floor Plan No. 117



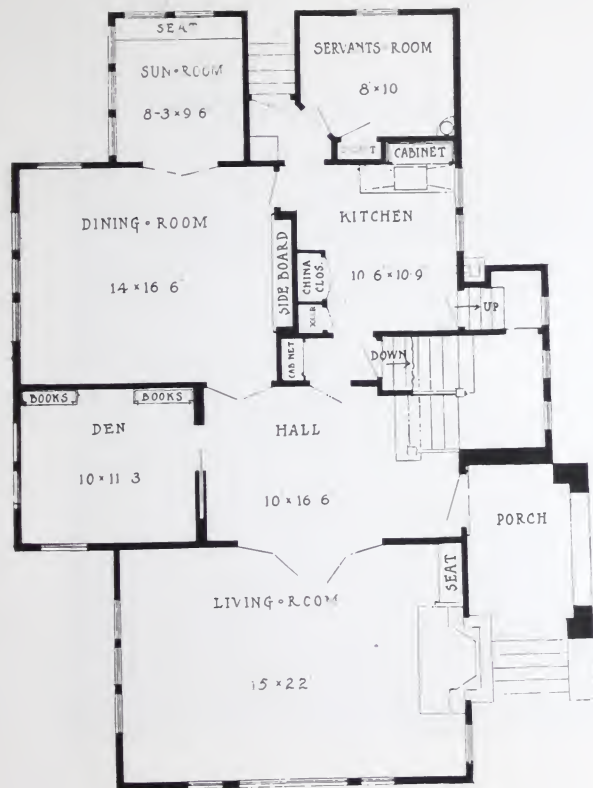
Second Floor Plan No. 117



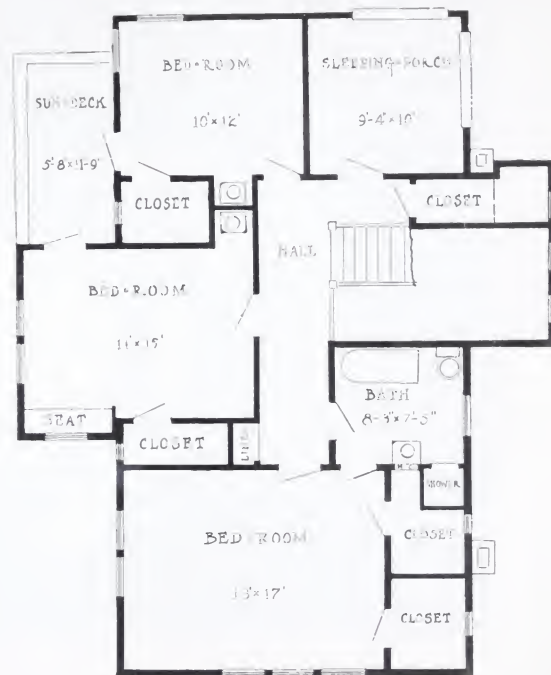
No. 120

FOUNDATION and basement concrete. Cement porch steps and basement floor. Exterior walls cement plaster. Crushed brick roof. Oak floors in hall, living and dining rooms and den. Elm panels in den and dining room. Rest of interior brush enameled. Shower in bathroom. All rooms piped for furnace. Built-in desk and bookcases in den. Tile and pressed brick mantel. Convenient back stairway.

Estimated cost \$7200.00 Plans and specifications \$15.00



FIRST FLOOR PLAN



2ND FLOOR PLAN



No. 229

THIS is the rear view of one of California's most artistic homes, set in an ideal location. The front view cannot be obtained, owing to the dense growth of trees and shrubbery. The basement is very large, on concrete footings, with cement pit for furnace. The laundry is also located here. The front has a large brick terrace with fountain. The interior is paneled throughout. The dining room and living room paneled in Colonial style. Oak floors and very large fireplace.

Estimated cost \$10,000.00 Plans and specifications \$25.00



No 230

ANOTHER of California's beautiful homes. This appeals to those who appreciate open air and magnificent view. Here we get a glimpse of California flowers in all their splendor. This house has a large concrete basement which includes furnace room and servants quarters. The front has a court with fountain and cement terrace. The exterior walls are cement plaster with trellising for vines and shrubbery. The windows are all plate glass. A large observation balcony in the rear, with cement flower boxes. Hardwood floors and enameled finish throughout.

Estimated cost \$12,000.00 Plans and specifications \$25.00



Floor Plan No. 230.



250



251



252



253



246



247



248



254



255



256



257

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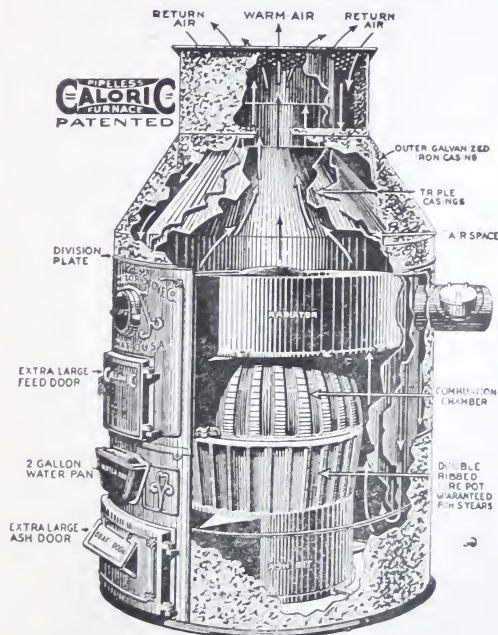
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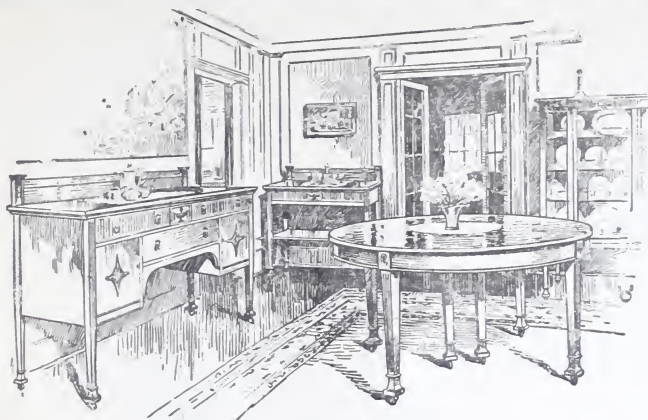
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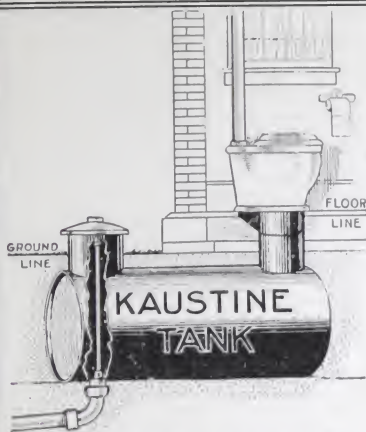
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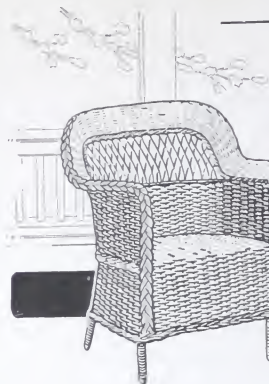
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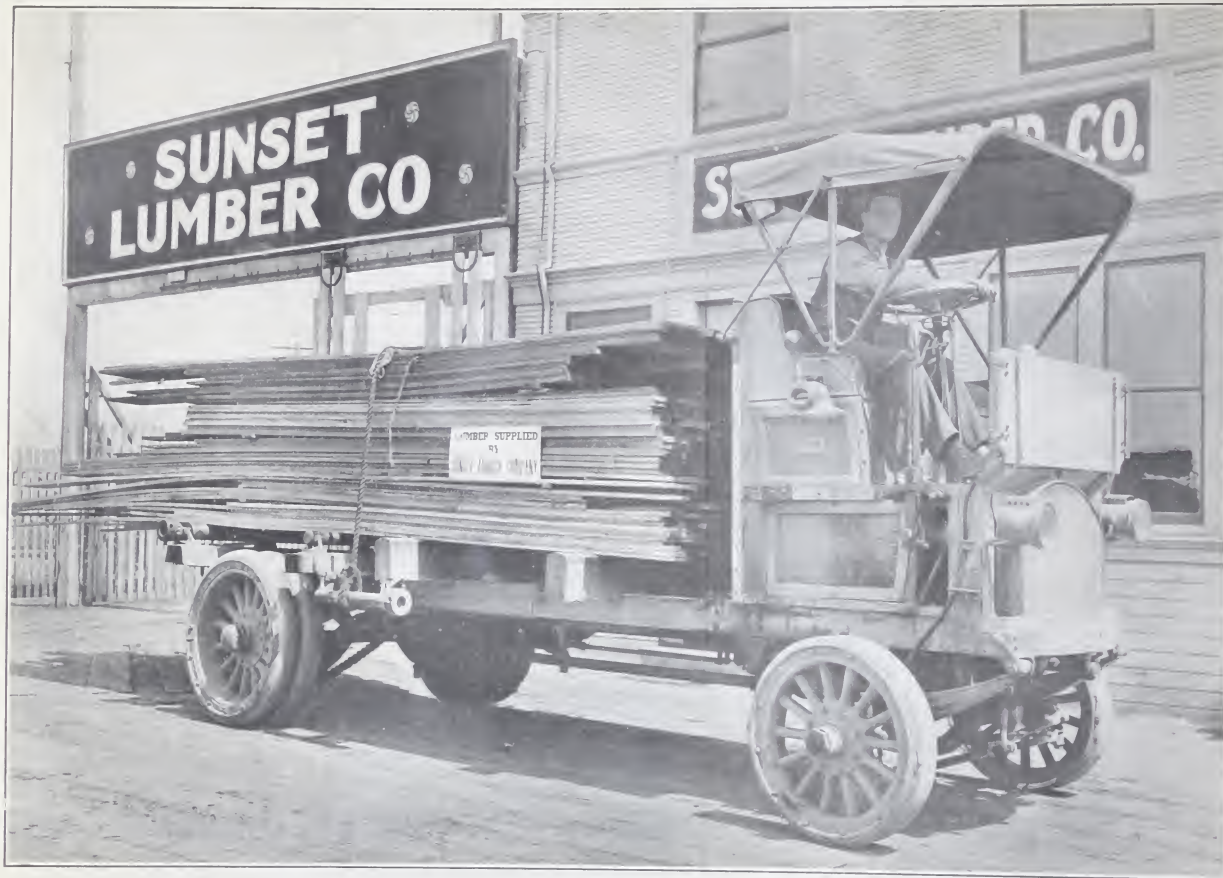
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